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Guiding you home



## 158 Beaconsfield Ave

### Beaconsfield Village/Little Portugal



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Victorian Splendour in Prime Location

This glorious, renovated 1890's Victorian is situated on one of the prettiest & most popular streets in the 'hood'!

Extra spacious 3 storey, 4 bedroom, 3 bath home with 2nd floor laundry & a separate basement suite oozes original period charm and soaring ceilings while integrating modern design. Captivating rear yard for outdoor entertaining.

Thoughtful quality renovations and high end mechanical upgrades creates a magical opportunity for a growing family.

Friendly and courteous neighbours are always willing to lend a hand. You will really enjoy the artsy vibe and sense of community spirit.

You can't beat this fabulous Beaconsfield/Little Portugal neighbourhood, walk to the Ossington strip and Queen West while enjoying life on a quiet tree-lined street. Get in while you still can!

Pretty As a Portrait Inside & Out!

- Alluring brick exterior with rebuilt front porch (2012)
- Elegant principal rooms with impressive ceiling height! Period gas fireplace (as is) & mantle, hardwood floors, stunning original mouldings, ceiling medallions, stained glass windows, deep baseboards & antique light fixtures!
- Bright, freshly upgraded eat-in kitchen with stainless steel kitchen appliances including a must have gas range!
- Den off the kitchen has sliding glass doors that lead out to the enchanting stone patio & private yard.
- Rare bonus of a main floor powder room.
- Sensational 2nd floor master! Cool exposed brick wall, double closet with beautiful etched glass doors, hardwood floors, crown mouldings & walk out to a private balcony oasis.
- Retreat to the renovated and expansive 4 piece bath (2010) – converted bedroom plus the original bathroom.
- Highlighted by marble floors & counters, mosaic & marble accents, separate glass enclosed shower, cast iron claw foot tub & wall to wall closets.
- Super convenient laundry is nicely tucked away behind closed closet doors.
- 2nd bedroom is on the opposite side of the house for optimal privacy.
- The 3rd floor boasts 2 further bedrooms both a good size with hardwood floors and closets. Ideal for your growing teens.

• Superb finished basement with separate entrance at rear! Open concept living/recreation room, full kitchen, 4 piece bath, lots of closet space & full size laundry. Potential to rent out or use for a nanny/in-law suite or kids playroom, the choice is yours.

• Upgraded mechanicals & worry free systems.

• Urban low maintenance front & back yards. Private & fully fenced in with lots pretty green space for gardening/kids or pets play!

Live in 3 spectacular levels of space while gaining income from the basement in-law suite.

It's Hip to be in Beaconsfield Village!

Located just west of Ossington, north of Queen Street West and south of Dundas Street West 158 Beaconsfield is in a prime location in downtown Toronto. There are a plethora of reasons to love this amazing location and all it has to offer.

The booming Beaconsfield Village has been designated by the Toronto Historical Board for its magnificent collection of Victorian homes.

Beaconsfield is popular with members of Toronto's arts community. Beaconsfield Avenue became the signature street in the neighbourhood named after former British Prime Minister Benjamin Disraeli, who was given the title of Lord Beaconsfield by Queen Victoria.

Forget the car! Walk to some of the trendiest shops and restaurants along Ossington, Queen Street West or Dundas West.

Shopping a plenty! The colourful Rua Acores shopping district on Dundas Street West, is brimming with Portuguese restaurants, fresh fruit & vegetable markets, mouth watering bakeries and an assortment of independent shops.

Groovy Queen Street West is an eclectic mix of small clothing boutiques & shops, and one-of-a-kind cutting-edge galleries mixed in with cafe's and the historic Drake & Gladstone Hotels.

Lots of local recreation! The Mary McCormick Recreation Centre at 66 Sheridan Avenue, and the Trinity Community Recreation Centre, at 155 Crawford Street, both have an indoor pool, a gymnasium, a weight room, and a games room. McCormick also has an indoor arena that offers a variety of skating programs. The McCormick playground features a tot park and a wading pool. The West End YMCA @ College & Ossington is a community-focused, multicultural fitness facility where you can work out and play on your own, with friends, and with family.

Plenty of nearby parks including the amazing Trinity Bellwoods Park & Dufferin Grove Parks and only a few minutes from Toronto's waterfront including Martin Goodman Trail.

Go Green! Catch a streetcar on Dundas or Queen to go straight downtown or Bus on Dufferin to the Bloor Subway line. There are plenty of nearby car share & bike share programs that are really convenient & popular in the neighbourhood.

Motorists can be downtown in minutes and are approximately five minutes from the Gardiner Expressway

Bedrooms: 4		Baths: 3 (1x2 Piece Main Floor) (1x4 Lower Level) (1x4 Piece 2nd Floor)		Possession: 60 Days/TBA
Parking: Lots of street permit parking available		Approx Sq. Ft: 2730 (Includes lower level)		Lot Size: 15.42 x 86.00 Feet
Annual Expenses for 2013:	Taxes: \$4074.16	Hydro: \$1926.35	Heating/Gas: \$1161.37	Water & Waste: \$600.00
Inclusions: Stainless steel fridge, gas stove & built-in dishwasher on the main floor, 2 washer,s 2 dryers, electric light fixtures, window coverings & custom silk blinds, fridge & electric stove in lower level, hot water tank, alarm system (buyer to arrange monitoring), super efficient dual zone hybrid heating system (boiler has forced air handlers) central air on upper floors only. Exclude: Mirror in powder room, drapery panel in 2nd floor bath				

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Great school district! Alexander Muir/Gladstone Ave Jr & Sr Public School, Bloor Collegiate, Senhor Santo Cristo Catholic School as well as many private & alternative schools. You can also apply for optional attendance at Ossington/Old Orchard Junior Public School (aka OOOPS).

Upgrades & Improvements

- 2013 ~ Extensive Chimney & integrated brickwork on south side
- 2012 ~ New front porch
- 2010 ~ Complete 2nd floor bathroom renovation. Super efficient dual zone hybrid heating/AC system on upper levels. Boiler has forced air handlers
- 2007 ~ Roof shingles
- 2006 ~ New water heater
- Updated wiring = no knob & tube. Thermopane windows

